



**Development Management**  
County Hall, Colliton Park  
Dorchester, Dorset, DT1 1XJ  
) 01305 838336  
8 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Mr Sean Williams  
Sean Williams Planning Ltd  
33 Roman Road  
Radipole  
Weymouth  
DT35JQ

**Date:** 23 September 2021  
**Ref:** P/CLE/2021/02004  
**Case Officer:** Katrina Trevett  
**Team:** Southern/Western Team  
) 01305 252229  
\* [katrina.trevett@dorsetcouncil.gov.uk](mailto:katrina.trevett@dorsetcouncil.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning  
(Development Management Procedure) (England) Order 2015

**Planning Decision Notice**  
**Certificate of Lawful Use Existing**

**Application Number:** P/CLE/2021/02004  
**Case Officer:** Katrina Trevett  
**Applicant:** Mr James Meaden  
**First Schedule:** Siting of caravans for residential purposes.  
**Second Schedule:** 19 Knighton Lane Broadmayne DT2 8EZ  
(shown edged red on the attached plan)  
**Decision Date:** 23 September 2021

Dorset Council as Local Planning Authority hereby certify that on 8 June 2021 the development described in the First Schedule, of the land specified in the Second Schedule (as edged red on the plan attached) **is lawful** for the purposes of Section 191 of the Town and Country Planning Act 1990.

In making this decision the Council considered whether the use/development as described in the application is lawful or whether the application should be refused.

This certificate does not cover Building Regulations Approval. Please see our website [www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/contacts/building-control-contacts](http://www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/contacts/building-control-contacts) for more details about making a building regulation application and contacting our Building Control Team.

This certificate was issued for the reason(s) detailed over the page.

  
**Mike Garrity**  
**Head of Planning**

**This certificate is lawful for the reasons:**

1. the evidence submitted based on the "balance of probabilities" is that the use of land for residential purposes with the siting of two unrestricted residential mobile homes was carried out more than 10 years prior to the making of the application and is lawful for planning purposes under section 171B of the Town and Country Planning Act 1990.

**Informatives:**

## **Notes**

This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

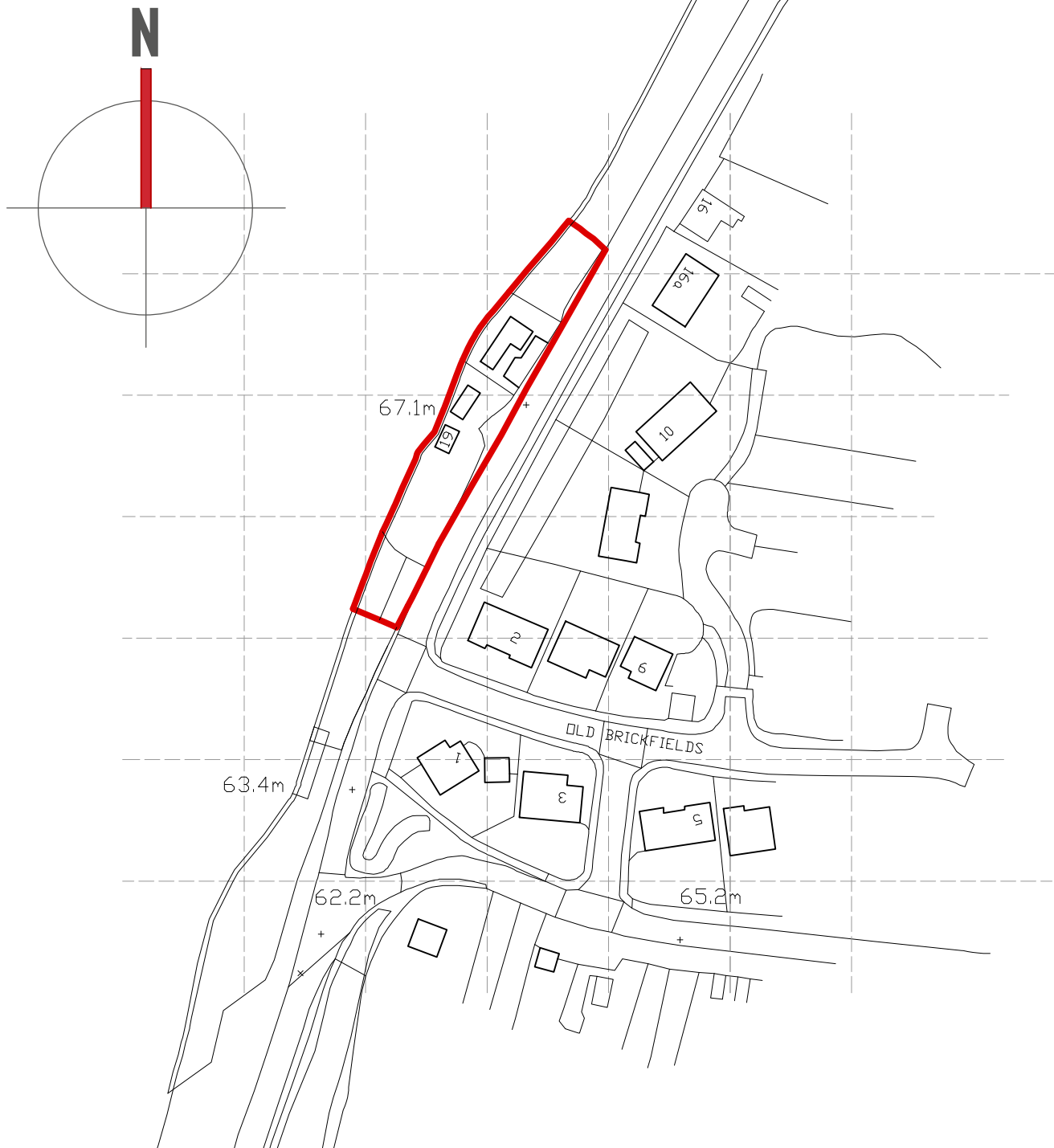
- It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and would not have been liable to enforcement action under section 172 of the 1990 Act on that date.
- This certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule as shown on the attached plan. Any matter which is materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
- The effect of this certificate is also qualified by the proviso in section 192 (4) of the 1990 Act as amended, which states that the lawfulness of a described use or proposed use or operations is only conclusively presumed where there has been no material change, before the use is initiated or the operations begun, in any of the matter to determining such lawfulness.
- If you disagree with the decision then you can appeal to the Secretary of State (Planning Inspectorate) under section 195 and 196 of the Town and Country Planning Act 1990.

An appeal must be made by the applicant. You must use a form available from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or an appeal can be made on-line at this website. [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

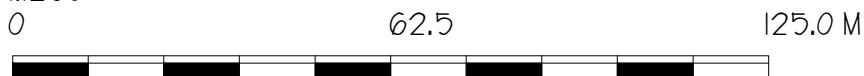
### **Street Naming and Numbering**

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)



LOCATION PLAN 1:1250

1:1250



19 & 19A KNIGHTON LANE  
WEST KNIGHTON  
DORSET  
JAMES MEADEN ESQ

SCALE 1:12500@A4  
DATE MAY 2021  
DRAWN OS MAP

20/42/D1

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